060.0	0001	0004.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,240,600 /	1,240,600
					USE VALUE:	1,240,600 /	1,240,600
					ASSESSED:	1,240,600 /	1,240,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-53	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON COAL & LUMBER CO
Owner 2:	
Owner 3:	
Street 1:	41 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as Store with a Store Building built about 1924, having primarily Brick Exterior and 6297 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	6400.000	696,600		544,000	1,240,600
Total Card	0.147	696,600		544,000	1,240,600
Total Parcel	0.147	696,600		544,000	1,240,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 197.01 | /Parcel: 197.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

39540

GIS Ref

GIS Ref

Insp Date

06/23/18

!5228!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	696,600	0	6,400.	544,000	1,240,600		Year end	12/23/2021
2021	325	FV	696,600	0	6,400.	535,200	1,231,800		Year End Roll	12/10/2020
2020	325	FV	696,600	0	6,400.	526,400	1,223,000	1,223,000	Year End Roll	12/18/2019
2019	325	FV	560,200	0	6,400.	491,300	1,051,500	1,051,500	Year End Roll	1/3/2019
2018	325	FV	560,200	0	6,400.	438,700	998,900	998,900	Year End Roll	12/20/2017
2017	325	FV	560,200	0	6,400.	386,100	946,300	946,300	Year End Roll	1/3/2017
2016	325	FV	560,200	0	6,400.	289,500	849,700	849,700	Year End	1/4/2016
2015	325	FV	501,900	0	6,400.	263,200	765,100	765,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:50:52

LAST REV

Date	Time
07/31/19	10:59:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5228

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11673-89		5/1/1969			No	No		N

USER DEFINED

Prior Id # 1:	39540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2003	734	Re-Roof	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Meas/Inspect	HS	Hanne S
3/20/2009	Meas/Inspect	197	PATRIOT
6/14/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		6400		Sq. Ft.	Site		0	31.	2.74	CA									543,989						544,000	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	325	Store	Prime NB Desc	COMM AVG	Total:	543,989	Spl Credit		Total:	544,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	21 - Conc. Block	40	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		22.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	0.95880580
Const Adj.:	1.00324619
Adj $ / SQ:	96.192
Other Features:	9908
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	902332
Depreciation:	205732
Depreciated Total:	696600

COMMENTS

THE HOME CENTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

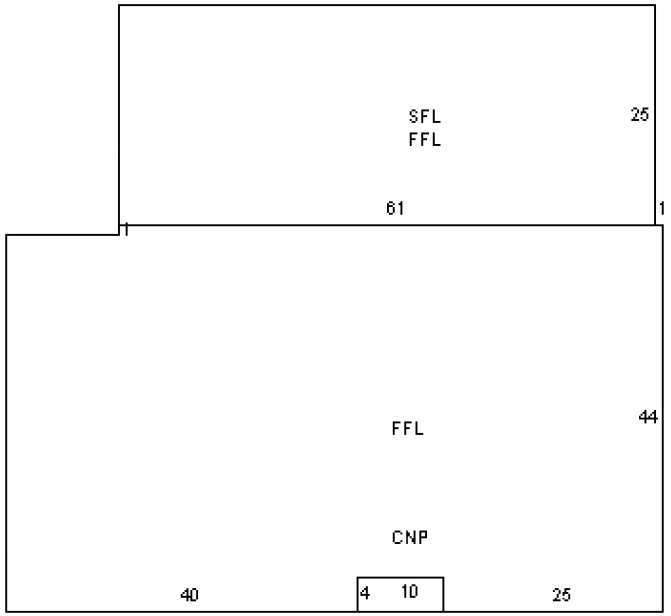
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.44
Special Features:	0	Val/Su Net:	109.93
Final Total:	696600	Val/Su SzAd	110.62

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,772	96.190	459,027
SFL	Second Floor	1,525	96.190	146,693
CNP	Canopy	40	60.190	2,408

Net Sketched Area:	6,337			Total:	608,128
Size Ad	6297	Gross Area	6337	FinArea	6297

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc